



**PLANNING COMMISSION
MINUTES
APRIL 3, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order at 6:32 pm. at the Delaware Township Municipal Building 116 Wilson Hill Rd. Dingmans Ferry.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: R. Hough, L. Glamann, R. Eldred, S. Franks, LA. Hines
Absent: B. Errico and M Nemeth

MINUTES

R. Hough made a motion to approve the February 20, 2018 minutes as presented. R. Eldred second the motion. L. Glamann abstained from the vote as he was not present at that meeting. With no further discussion the motion was approved unanimously.

NEW BUSINESS

CORRESPONDENCE

- 1) R. Hough made a motion to accept M. Nemeth's resignation and forward it to the Supervisors asking them to advertise for a new member. R. Eldred second the motion. With no further discussion the motion passed unanimously.

LOT IMPROVEMENTS

- 1) R. Hough made a motion to recommend the Shteyman lot improvement in Wild Acres 12-1201-15A. L. A. Hines second the motion. Motion passed unanimously. There was discussion on the



shed being over the line in the rear. R. Hough made a motion to send a memo to the Zoning Officer advising him of what we've observed on the map. L.A. Hines second the motion. With no further discussion the motion was passed unanimously.

2) R. Hough made a motion to send an incomplete letter to the DiPillos of Wild Acres 1-102-6A citing 1) the road width is missing; 2) the signature block for the Supervisors is recommended and should be approved; 3) the deed and the map don't match, the 2nd bearing doesn't match; 4) the scale is wrong. R. Eldred second the motion. With no further discussion the motion passed unanimously.

3) R. Hough made a motion to recommend approval of the Heyward lot improvement in Marcel Lake Estates 5-504-14B. R. Eldred second the motion. With no further discussion the motion passed unanimously.

4) R. Eldred made a motion to send an incomplete letter to the Liszkas in Wild Acres 6-601-17A citing 1) 2 sets of missing metes and bounds in the deed; 2) in the deed it references the adjoining lot numbers but on the map there is no lot number; 3) a number of typo's in the deed, the grantor section should be at the end of the deed.

INFORMAL

1) Dingmans Ferry Stone - Commercial Rental Properties
The representative for Dingmans Stone was not at the meeting. As it turns out he stated the wrong date, the 5th a Thursday, and did not attend.

CONDITIONAL USE

1) Cera Materials - presented their proposal for the Almquest building on Silver Lake Rd. This is an existing building that had been a lumber yard at one time. In looking at the letter of intent



they submitted it didn't address the ordinance very well. They felt since it was an existing building and most of the items didn't need to be addressed they didn't have to state that. Farley explained it did. We also wanted to know about what they are proposing to do in the building in writing. They are to get a better letter of intent to us by next meeting.

The Commission questioned if the house on the property was staying a rental, it is. The question of septic and well was next and it is tied together the two warehouse buildings and the house. They didn't see where the septic was but were told it was tied together as with the well. The well is also tied to the Jagger paving property as well. Farley explained we need these things before we can move ahead.

OLD BUSINESS

ORDINANCES

ALL ITEMS UNDER THIS HEADING ARE TABLE DUE TO THE HOUR.

1. 107 - SALDO updates - review the 107 - 107.8-107.9 - received Engineer's updates - verify it includes our lot improvement updates - tabled to the March 6, 2018 meeting.
2. Relook at Wireless Communication - Distributed Antenna Systems along road side if not addressed in ordinance before PA passes it we are stuck with what they say and can't have comments ourselves
3. Medical Marijuana - The Solicitors proposed ordinance - the Commission to go over at a meeting.
4. Uses not provided for - for review as not recommended yet
 - a. Definition that had no designated zone - for review what was decided as ordinance amendment
 - b. when doing the designated zone Planning determined some to have specific standards such as 5 acres - where to put the 5 acre requirement? Is this standard all we're putting as specific standard?



The Secretary was directed to call Palmyra Twp. and ask for their
“short term Rentals ordinance?”

ADJOURN

R. Hough made a motion to adjourn at 8:02 pm. R. Eldred second
the motion. With no further discussion the motion was approved
unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary